



**Town of Arlington, Massachusetts**  
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## **Redevelopment Board Minutes 09-25-2000**

Arlington Redevelopment Board  
Minutes of September 25, 2000

Present: John FitzMaurice, Ed Tsoi, Barry Faulkner

Also Present: Kevin O'Brien, Asst. Dir. of Planning and Community Dev.

Alan McClennen, Jr., Secretary ex officio, at 8:25  
Laura Wiener, Director of Housing, Town of Arlington

Mr. FitzMaurice called the meeting to order at 8:00 P.M. He called upon representatives of Sunrise Development, Inc. to present 100% plans for review. Brian Levy of Bowditch and Dewey, Counsel for the applicant, and John Noone of Sunrise Development, Inc. presented the plans. At 50% plan review, the type of siding and the specific windows to be used on the building were still in question. The applicant brought samples of both as well as brick and roof shingle samples. Brian Levy pointed out that the final building area was 800 to 900 square feet larger than shown in the original submission. The difference was attributed to more careful measurement in the 100% plans.

Mr. Tsoi moved and Mr. Faulkner seconded a motion to approve the 100% plans as submitted. The motion was approved unanimously.

Because it was before the scheduled time for the next item on the agenda, Mr. FitzMaurice asked Kevin O'Brien to discuss the Directors report. Mr. O'Brien discussed the Reed's Brook section of the report indicating that the project is at a crucial point at which decisions have to be made regarding wetland replication and the final contours of the parkland. The decisions that the permitting agencies will make in the near future will determine the amount of new wetland that we must create. The amount of material that will be excavated to construct the detention basin must be spread over most of the site and will therefore have a large effect on the final configuration of the park.

8:45 p.m. – Director's Report:

Mr. McClennen introduced Laura Wiener, Director of Housing to the Board, and indicated that she was working diligently with the Planning staff and the Affordable Housing Task Force to produce affordable housing in the Town of Arlington.

8:50 p.m. – Antoine Jammal, Richard Butler, Bill Dickinson (Court Street Architects) met with the Board to review proposed changes at 1432 Massachusetts Avenue, EDR 3107.

Mr. Butler reminded the Board that they had granted the special permit for modifications to Mr. Jammal's gas station under EDR 3107. Subsequent to the approval of that project, Mr. Jammal concluded that he would like to add a complete second floor to the gas station so that he could lease the space for an auto parts store. They had hired Mr. Dickinson of Court Street Architects to prepare plans to show what was contemplated. Mr. Butler indicated that Mr. McClennen had suggested that they meet with the Board prior to formally filing to amend the existing special permit.

Mr. Dickinson presented the proposed alternatives, and there was extensive discussion; several members of the Board making it clear that the proposal clearly did not meet the standards of the Town of Arlington, particularly at a major entrance to the Town. They pointed out that it was inconsistent with the architectural standards of Starbucks, Trader Joe's, and Walgreens; and, they were concerned about the requirement that loading docks be placed on Paul Revere Road to service this use.

9:20 p.m. – Request of Modern Continental Enterprises for partial release of units at the Village at Cutter's Mill, EDR 3047. Moved by Mr. Tsoi, seconded by Mr. Faulkner, that the release of units be approved prior to the completion of the entire project as described in the letter by Modern Continental; unanimous vote in favor.

Request of June E. Rowe, Trustee of Waterpower Trust, for certificate of occupancy prior to completion of landscaping, EDR-3032. Mr. McClenen indicated that he had put this on the agenda at the request of Mr. Rowe; but, in his opinion, the work was not sufficiently done to warrant any action. He did note that there were concerns about noise emanating from rooftop equipment.

ENF Filing for Mugar property – Mr. McClenen informed the Board that Finard and Co. had filed an Environmental Notification Form proposing 300,000 square foot office development on the so-called Mugar site.

Reports prepared for the Zoning Bylaw Review Committee – Mr. McClenen distributed materials that had been prepared by Joey Glushko and himself for the Zoning Bylaw Review Committee and suggested that the Board be prepared to meet with the Zoning Bylaw Review Committee at its first meeting in November.

Alewife Volvo Status Report – Mr. McClenen briefed the Board on the current status of the project. Mr. Wise, the owner, is looking for new hotel tenants.

Reports of subcommittees – The Noise Bylaw Committee, Mr. John FitzMaurice, briefly reviewed the status of the work to-date.

10:20 p.m. – Adjournment. Moved by Mr. Tsoi, seconded by Mr. Faulkner, unanimous vote in favor.

Respectfully submitted,  
Alan McClenen, Jr.